

DESIGN-BUILD: REQUEST FOR QUALIFICATIONS (RFQ) ADVERTISEMENT FOR OWNER

Adopted by the State Building Commission on June 25, 2019

Amended by the State Construction Office, November 21, 2024

Department/Agency	Wayne Community College
Project Title	Spruce Building Renovation
Scope of Work	This project renovates the existing 28,280 gross square-foot Spruce Building on the main campus of Wayne Community College to support academic instruction for the Business and Computer Technologies Division. The renovation will modernize classrooms, computer laboratories, faculty offices, student collaboration spaces, and associated support areas to better accommodate current and future educational programming. The project includes interior renovations throughout the facility, including upgrades to building finishes, lighting, instructional technology, and related building systems. Spaces may be reconfigured as necessary to improve functionality, flexibility, and instructional effectiveness. Mechanical, electrical, plumbing, fire protection, telecommunications, and technology infrastructure systems will be evaluated and upgraded as required to support the renovated facility. Specifically, HVAC systems will be upgraded. The building will remain occupied during construction. Work shall be phased as necessary to maintain ongoing instructional operations, minimize disruptions to campus activities, and ensure safe occupancy throughout the renovation process.
Project Site	This design-build project is to be delivered on the Wayne Community College main campus, with activity performed on the existing Spruce Building. See the link for the campus map. https://www.google.com/maps/@35.4038704,-77.9434508,519m/data=!3m1!1e3?hl=en
Schedule	Project delivery October 2027
Contact	Megan Manning, Capital Projects Coordinator II
Telephone	919.739.7019
Email	mbmanning@waynecc.edu
Total Project Budget	\$1,000,000.00
Source of Funds	State / SCIF
Approved OC-25 #	N/A
Publish Date	22 July 2026
Pre-Proposal Conference Date, Time and Location	TBD
Closing Date	12 August 2026 @ 3:00 pm deadline
Submit ONE (1) copy of qualifications information package, along with a USB flash drive with entire package contents (Mailing Address):	Wayne Community College 3000 Wayne Memorial Drive Goldsboro, NC 27534 ***MUST include a flash drive with electronic copies of Letter of Interest and Standard Form 254 (SF 254) with information package.***
Physical Location for FedEx/UPS delivery (Delivery Address):	Wayne Memorial Drive 3000 Wayne Memorial Drive Goldsboro, NC 27534 Sealed qualifications for construction of the WCC Spruce Building Renovation may be delivered via UPS / FedEx, or may be received in person, at Wayne Community College, 3000 Wayne Memorial Drive, Goldsboro, NC 27534, Dogwood Building – Cashiers’

	Office , until but no later than 3:00 pm , local prevailing time, August 12, 2026
NC Licensing Statement	In order to offer CONSTRUCTION Services (General Contracting, Electrical Contracting, Plumbing, Heating and Fire Sprinkler Contracting, or Landscape Contracting) and DESIGN Services (Architecture, Engineering, or Landscape Architecture) as part of the response to this RFQ, the proposing firms must be properly licensed to provide Construction Services and Design Services in the State of North Carolina. More information on the North Carolina state boards may be found at the following websites: CONSTRUCTION: NC Licensing Board for General Contractors: https://nclbgc.org NC State Board of Examiners of Electrical Contractors: https://www.ncbeec.org NC State Board of Examiners of Plumbing, Heating and Fire Sprinkler Contractors: https://www.nclicensing.org NC Landscape Contractors' Licensing Board: https://nclclb.com DESIGN: NC Board of Architecture: http://www.ncbarch.org NC Board of Examiners for Engineers and Surveyors: http://www.ncbels.org NC Board of Landscape Architects: http://www.ncbola.org
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SELECTING CRITERIA for DESIGN-BUILD

In selecting the Design-Builder, the selection committee should take into consideration qualification information expressed by the Design-Builder in a package that includes the following:

1. 10% - Profile of each key firm on the team (design-builder, contractor(s), designer(s), etc.). Include firm history, ownership, description of services, location, staff size and record of successfully completed projects without major legal or technical problems.
2. 10% - Resume of each key personnel represented on the team (design-builder, contractor(s), designer(s), etc.). Identify licenses (with numbers) and qualifications.
3. 10% - Examples of experience in each of these areas:
 - a. Projects with scope similar to proposed project, successfully completed by team members (firms and/or personnel).
 - b. Design-Build projects successfully delivered by team members (firms and/or personnel).
 - c. Collaboration between team members (firm and/or personnel).
4. 10% - Examples of recent experience with estimating project cost. Include examples of design-build projects with comparison between initial design-build estimate and final cost.
5. 10% - Examples of recent experience with adhering to project schedules. Include examples of design-build projects with comparison between initial schedule and final delivery date.
6. 10% - Understanding of the project location as exhibited by past experience in the geographic area and/or with the client. Indicate team's proximity to the project area.
7. 10% - Quantifiable description of current workload and available resources to successfully complete this project.
8. 10% - Description, with examples if applicable, of process for successfully delivering this proposed project. Address each phase of project (design, pre-construction and construction). Include explanation of project team selection; practices and procedures to ensure quality; and other factors that may be applicable. The following project team selection options are permitted. The governmental entity may specify which option shall be used. If the governmental entity does not specify, the project team selection shall consist of either of the following:
 - a. A list of the licensed contractors, licensed subcontractors, and licensed design professionals whom the design-builder proposes to use for the project's design and construction. If this project team selection option is used, the design-builder may self-perform some or all of the work with employees of the design-builder and, without bidding, also enter into negotiated subcontracts to perform some or all of the work with subcontractors, including, but not exclusively with, those identified in the list. In submitting its list, the design-builder may, but is not required to, include one or more unlicensed subcontractors the design-builder proposes to use. If this project team selection option is used, the design-builder may, at its election and with or without the use of negotiated subcontracts, accept bids for the selection of one or more of its first-tier subcontractors.
 - b. A list of the licensed contractors and design professionals whom the design-builder proposes to use for the project's design and construction and an outline of the strategy the design-builder plans to use for open subcontractor selection based upon the provisions of Article 8 of Chapter 143 of the General Statutes. If this project team selection option is used, the design-builder may also self-perform some of the work with employees of the design-builder, but shall not enter into negotiated contracts with first-tier subcontractors.
9. 10% - Certifications:
 - a. A letter, dated within the last 30 days, from your surety company, signed by their Attorney in Fact, verifying their willingness to issue sufficient payment and performance bonds for this project, on behalf of your firms or its agent licensed to do business in North Carolina, and verifying your company's capability and capacity based on your current value of work. Surety company bond rating shall be rated "A" or better

under the A.M. Best Rating system or The Federal Treasury List.

b. Written certification by the design-builder that each licensed design professional included as part of the team was selected based solely on qualifications without regard to fee. Include evidence that a qualifications-based selection (QBS) process was utilized.

10. 10% - Additional information as requested by the Owner or deemed appropriate by the Design-Builder.

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SELECTING CRITERIA for DESIGN-BUILD

Proposing firms must submit ONE (1) physical copy plus a electronic file of the qualifications information package. In the interest of cost-savings to the Design-Builders, consistency of the submittals and more efficient use of time by the pre-selection committee, the qualifications information package should not include any notebooks, binders, tab, clips, etc. The format should be 8-1/2" x11" pages stapled in the upper left-hand corner.

The qualifications information package should not exceed forty (40) single-sided pages or twenty (20) double-sided pages, not including the cover. E-mail and Fax submittals will not be accepted.

For Design-Build projects, the minimum period of advertisement shall not be less than twenty-one (21) calendar days.

ADDITIONAL INFORMATION - OWNER REQUIREMENT

*****Include a flash drive with electronic copies of Letter of Interest and Standard Form 254 (SF254) with information package.*****